



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 3/26/2015

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications were reviewed:

### # 1 901A & 901C ISLAND PARK DRIVE

#### SITE PLAN

Project Classification: MINOR DEVELOPMENT

Address: 901 ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000122

Acres: 1.39

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: DI-TC

☒ new BP approval tracking

City Project ID #: 140701-901Island ParkDr-1

City Project ID Name: TRC\_SP:901A&901CIslandParkDrNewConstruction

Submittal Review #: COMBINED, 1ST REVIEW

Board Approval Required: DRB

Owner: ISLAND MARKET LLC

Applicant: JOHN B. CROUCH III AIA

843-270-2976

Contact: JOHN B. CROUCH

843-270-2976

Misc notes: Construction plans for two retail/commercial buildings on existing building pads.

**RESULTS:** Revise and resubmit to TRC.

### # 2 MEETING STREET ACADEMY (PHS. 2 EXPANSION)

#### SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 642 MEETING STREET

Location: PENINSULA

TMS#: 4611300005

Acres: 2.435

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: GB

☐ new BP approval tracking

City Project ID #: 150310-MeetingSt-1

City Project ID Name: TRC\_SP:MeetingStreetAcademy[Phs 2 expansion]

Submittal Review #: COURTESY

Board Approval Required: BAR

Owner: MEETING STREET ACADEMY

Applicant: LS3P

843-958-5419

Contact: STEPHEN RAMOS

stephenramos@ls3p.com

Misc notes: Construction plans for phase 2 expansion of the existing school.

**RESULTS:** Revise and resubmit to TRC.

### # 3 DANIEL ISLAND, PARCEL J (CONCEPT PLAN)

#### SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000111 & 112

Acres: 60.9

# Lots (for subdiv): 6

# Units (multi-fam./Concept Plans): -

Zoning: DI-GO

☒ new BP approval tracking

City Project ID #: 150310-Island ParkDr-1

City Project ID Name: TRC\_CP:DanielIslandParcelJ[RevisedConceptPlan]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS AND HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Concept plan to subdivide parcel into 6 lots with a public street (extend previously PC approved street).

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#4 DANIEL ISLAND, PARCEL J, PHS. 2 (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000111 &amp; 112

Acres: 0.7

# Lots (for subdiv): 6

# Units (multi-fam./Concept Plans): -

Zoning: DI-GO

☒ new BP approval tracking

City Project ID #: 150310-Island ParkDr-2

City Project ID Name: TRC\_PP:DaniellIslandParcelJPhs2[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5229

Contact: TONY WOODY woody.t@thomasandhutton.com

**Misc notes:** Preliminary plat to subdivide parcel into 6 lots with a public street (extend previously PC approved street).**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#5 DANIEL ISLAND, PARCEL J, PHS. 2 (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000111 &amp; 112

Acres: 0.7

# Lots (for subdiv): 6

# Units (multi-fam./Concept Plans): -

Zoning: DI-GO

☒ new BP approval tracking

City Project ID #: 150310-Island ParkDr-3

City Project ID Name: TRC\_RC:DaniellIslandParcelJPhs2[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5229

Contact: TONY WOODY woody.t@thomasandhutton.com

**Misc notes:** Road Construction plans to subdivide parcel into 6 lots with a public street (extend previously PC approved street).**RESULTS:** Revise and resubmit to TRC.

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**#6 864 FOLLY ROAD****SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 864 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 4250800001

Acres: 0.7

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: GB

☒ new BP approval tracking

City Project ID #: 150212-846FollyRd-1

City Project ID Name: TRC\_SP:864FollyRoadRetail

Submittal Review #: PRELIMINARY

Board Approval Required: DRB

Owner: GRAMBLING BROTHERS REAL ESTATE &amp; DEVELOPMENT

Applicant: THOMAS &amp; HUTTON ENGINEERING 843-725-5229

Contact: TONY M. WOODY woody.t@thomasandhutton.com

**Misc notes:** Site plans for a furniture/retail store and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#7 MAYBANK VILLAGE - PHASE 2 (ROAD PLANS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: WALTER DRIVE AND CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 3130000054, 056 &amp; 057

Acres: 59.22

# Lots (for subdiv): 176 (114 LOTS PHASE 2)

# Units (multi-fam./Concept Plans): 176

Zoning: SR-6

☒ new BP approval tracking

City Project ID #: 150204-WalterDr-1

City Project ID Name: TRC\_RC:MaybankVillagePhase2[Roads]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: BEAZER HOMES

Applicant: HLA, INC. 843-763-1166

Contact: THOMAS KELLUM tkellum@hlainc.com

**Misc notes:** Road plans for Phase 2 (114 lots).**RESULTS:** Revise and resubmit to TRC.

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**#8 FORMER COAL TIPPLE SITE****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: 1401 GREENLEAF STREET  
Location: PENINSULA  
TMS#: 4640000016  
Acres: 116  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: LI/SR-1

☒ new BP approval tracking

City Project ID #: 141126-GreenleafSt-1  
City Project ID Name: TRC\_SP:FormerCoalTippleSiteImprovements

Submittal Review #: FINAL, 1ST REVIEW  
Board Approval Required: BZA-SD

Owner: SOUTH CAROLINA STATE PORTS AUTHORITY

Applicant: GEL ENGINEERING, LLC

Contact: JOE ERVIN

843-769-7378

joe.ervin@gel.com

Misc notes: Site improvement plans for the former Coal Tipple Site.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#9 583 KING STREET HOTEL****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: 583 KING STREET  
Location: PENINSULA  
TMS#: 4600804058  
Acres: 0.271  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

☒ new BP approval tracking

City Project ID #: 140916-583KingSt-1  
City Project ID Name: TRC\_SP:583KingStProposedNewHotel

Submittal Review #: PRELIMINARY  
Board Approval Required: BAR, BZA-Z, BZA-SD

Owner: TKH HOLDING GROUP

Applicant: BOWMAN CONSULTING

Contact: CAMERON BAKER

843-501-0333

cbaker@bowmancg.com

Misc notes: NEW concept for a proposed hotel on this site that TRC had previously reviewed.

**RESULTS:** Revise and resubmit to TRC.

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**#10 MACEDONIA AME CHURCH****SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT  
Address: SAVAGE ROAD  
Location: WEST ASHLEY  
TMS#: 3100300080  
Acres: 3.17  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-4

☒ new BP approval tracking

City Project ID #: 140701-SavageRd-1  
City Project ID Name: TRC\_SP:MacedoniaAMEChurch

Submittal Review #: FINAL, 4TH REVIEW  
Board Approval Required: DRB

Owner: MACEDONIA AME CHURCH

Applicant: LOCKLAIR CONSULTING

Contact: ELLIOTT LOCKLAIR

843-873-1105

elliott@locklair.net

Misc notes: Construction of a new church and associated site improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping. Submit an ESP as discussed to Zoning for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.